

2022
TOWN OF UNION
ANNUAL TOWN MEETING
WARRANT

MUNICIPAL ELECTION
June 14, 2022 - TUESDAY
8:00 a.m. to 8:00 p.m.
William L. Pullen Municipal Building
Meeting Room

ANNUAL TOWN MEETING
June 21, 2022 - TUESDAY
7:00 p.m.
William L. Pullen Municipal Building
Meeting Room

TO: Gregory Grotton, Resident of the Town of Union, in the County of Knox.

GREETINGS: In the name of the State of Maine, you are hereby required to notify and warn the inhabitants of the Town of Union in said County and State, qualified by law to vote in Town affairs, to meet at the William L. Pullen Municipal Building in said Town on Tuesday, the Fourteenth day of June, A.D. 2022 at 8:00 a.m. in the morning, then and there to act upon Article 1 and by secret ballot on Article 2 through 5 as set out below;

and to notify and warn said inhabitants to meet at the William L. Pullen Municipal Building, in said Town on Tuesday, the Twenty-First day of June, A.D. 2022 at 7:00 p.m. in the evening, then and there to act on Articles 6 through 37 as set out below, to wit:

ARTICLE 1. To elect a Moderator to preside at said meeting and to vote by written ballot.

ARTICLE 2. To elect all necessary Municipal Officers/Officials and School Committee Members as are required to be elected.

ARTICLE 3. To see if the Town will accept a donation from the William Pullen Trustees of a parcel of land located on Heald Highway, known as Clark Field, for any use determined to be in the best interests of the Town by the Select Board.

ARTICLE 4. Shall the Town of Union, starting with the June 2023 Annual Town Meeting, submit all warrant articles, to be considered at any Annual Town Meeting, to the voters of the Town in the format of secret ballot referendum questions and keep the polls open as required by law when said Article or Articles are voted upon. Special Town Meetings will be at the discretion of the Select Board or as may be required by Citizen Petition.

ARTICLE 5. To see what option of the five listed below the Town would like to pursue with the Thompson Community Center.

To authorize the Select Board to implement and negotiate the chosen option in the best interest of the Town, to raise and appropriate up to the maximum amount listed on the chosen option, and to conduct any other necessary business required to implement said option.

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VOTE FOR ONE ONLY:

Option 1:

To see if the Town will retain ownership of the Thompson Community Center and accept all responsibility for renovations and repairs, operations, and operating expenses.

Immediate needs: \$285,500 to \$465,500

Future needs \$3,000,000 (not appropriated under this Article)

Possible offsetting income after renovations of \$100,000-\$165,000, from rental income and/or available grant funding.

This could be run by the Town with Town employees or contracted with a third party or some combination thereof, at the discretion of the Select Board.

Option 2:

To see if the Town will sell or lease the building to a third party for senior housing with retained community center.

Cost to the Town: \$0-\$10,000

Offsetting income: Payment in lieu of taxes

The Town would sell or lease to a third party with all financial responsibilities with the exception of the Town's liability insurance to the Lessee if under a lease arrangement.

Option 3:

To see if the Town will sell the property to a rehab specialist/renovation group to create community and mixed-use space.

Cost to the Town: \$0-\$10,000

One-time revenue: \$150,000 to \$695,000

The Town could request conditions of the sale such as keeping the gym and thrift store, but will not retain any guarantees or any financial obligations.

Option 4:

To see if the Town will demolish the building and remove all debris.

Cost to the Town: \$201,040 to \$498,000

Option 5:

To see if the Town will list the property with a real estate agent and sell to the highest qualified bidder with the right to reject any and all bids.

Cost to the Town: \$0-\$10,000

One-time income: \$150,000 to \$695,000

This would remove the property from town ownership and would allow the purchaser to manage the property as allowed under the Town Land Use Ordinances.

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Polls shall be opened at 8:00 a.m. and closed at 8:00 p.m.

Absentee ballots will be processed starting at 9:00 a.m. every hour on the hour

ARTICLE 6. To choose all other necessary Municipal Officials or act thereon:

One Trustee of the Cemetery Trust Fund (three-year term)
Term of Keith Hilt

Four Members of the Budget Committee (three-year term)
Terms of Bruce Cobb, Lawrence Nash, Paul Gaudreau, and Terry Brackett

One Trustee of the William Pullen Fund (four-year term)
Term of Paul Gaudreau

ARTICLE 7. To see if the Town will raise and appropriate the sum of \$7,000 for the purpose of surveying the town property on Coggins Hill or act thereon.

SELECT BOARD RECOMMENDS **4-0**
BUDGET COMMITTEE RECOMMENDS **5-3**

ARTICLE 8. To see if the Town will vote to raise and appropriate for fiscal year 2022-2023 for debt service or act thereon:

TOTAL **\$320,439**

These funds have already been committed during previous town meetings and this is the payment amount.

SELECT BOARD RECOMMENDS **4-0**
BUDGET COMMITTEE RECOMMENDS **8-0**

ARTICLE 9. To see if the Town will vote to raise and appropriate the sum of \$730,073.00 for fiscal year 2022-2023 for General Government or act thereon.

This includes Insurances, Payroll, Office Personnel, and Building Maintenance.

SELECT BOARD RECOMMENDS **3-1**
BUDGET COMMITTEE RECOMMENDS **8-0**

ARTICLE 10. To see if the Town will vote to raise and appropriate, and appropriate from fees, the sum of \$805,335.00 for fiscal year 2022-2023 for Protection or act thereon.

This includes ACO, Fire, Ambulance, and Planning Department.

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SELECT BOARD RECOMMENDS 4-0
BUDGET COMMITTEE RECOMMENDS 8-0

ARTICLE 11. To see if the Town will vote to raise and appropriate the sum of \$62,300 for fiscal year 2022-2023 for Health and Sanitation or act thereon.

This includes Septic Waste and Tri-County Solid Waste.

SELECT BOARD RECOMMENDS 4-0
BUDGET COMMITTEE RECOMMENDS 8-0

ARTICLE 12. To see if the Town will vote to raise and appropriate the sum of \$721,650.00 for fiscal year 2022-2023 for Highway and Bridges and Paving or act thereon.

SELECT BOARD RECOMMENDS 3-1
BUDGET COMMITTEE RECOMMENDS 8-0

ARTICLE 13. To see if the Town will vote to appropriate the sum of \$12,000.00 for fiscal year 2022-2023 for General Assistance or act thereon.

These funds do not raise taxes but are funded under a dedicated trust fund.

SELECT BOARD RECOMMENDS 4-0
BUDGET COMMITTEE RECOMMENDS 8-0

ARTICLE 14. To see if the Town will vote to raise and appropriate the sum of \$14,800.00 for fiscal year 2022-2023 for Parks and Recreation or act thereon.

SELECT BOARD RECOMMENDS 4-0
BUDGET COMMITTEE RECOMMENDS 8-0

ARTICLE 15. To see if the Town will vote to raise and appropriate the sum of \$51,500.00 for fiscal year 2022-2023 for Social Security or act thereon.

SELECT BOARD RECOMMENDS 4-0
BUDGET COMMITTEE RECOMMENDS 8-0

ARTICLE 16. To see if the Town will vote to raise and appropriate the sum of \$62,600.00 for fiscal year 2022-2023 for Cemeteries or act thereon.

SELECT BOARD RECOMMENDS 4-0
BUDGET COMMITTEE RECOMMENDS 8-0

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ARTICLE 17. To see if the Town will vote to raise and appropriate the sum of \$887,605.00 for fiscal year 2022-2023 for Unclassified or act thereon.

SELECT BOARD RECOMMENDS **4-0**
BUDGET COMMITTEE RECOMMENDS **8-0**

ARTICLE 18. To see if the Town will vote to appropriate the following General Fund revenue and dedicated revenue sources to be used toward the 2022-2023 budget appropriations of the Town of Union, thereby decreasing the amount required to be raised by property taxes or act thereon:

State Revenue Sharing	\$ 310,000.00
Ambulance Billing and Assessments	\$ 649,892.00
General Assistance Reimbursement	\$ 2,500.00
Parks and Recreation Pullen Investment	\$ 2,300.00
Animal Control Fees	\$ 900.00
Local Road Assistance Program	\$ 50,400.00
Excise Tax	\$ 471,000.00
Scholarship Trust Funds	\$ 65,000.00
Cemetery Perpetual Care	\$ 3,000.00
Other Revenue and Fees	<u>\$ 50,000.00</u>
TOTAL	\$1,604,992.00

SELECT BOARD RECOMMENDS **4-0**
BUDGET COMMITTEE RECOMMENDS **8-0**

ARTICLE 19. To see if the Town will vote to carry the unexpended balances in the following accounts for the ensuing fiscal year or act thereon.:

Parks and Recreation	\$ 7,000.00
Cemeteries	\$ 19,000.00
Animal Control	\$ 1,500.00
Union Assistance Fund	\$ 2,200.00
Road Bond	\$109,696.97
Building Maintenance	<u>\$ 8,700.00</u>
TOTAL	\$148,096.97

ARTICLE 20. To see if the Town will vote to appropriate from fund balance the following overdrafted account or act thereon.:

Insurances	\$20,128.00
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This is estimated at the time of printing.

ARTICLE 21. To see if the Town will authorize the Select Board to reduce the amounts to raise by taxes if other revenues become available or act thereon.

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ARTICLE 22. To see if the Town of Union will authorize the Select Board, with a four-fifths vote, to transfer up to 10% of unexpended balances between accounts as needed or act thereon.

ARTICLE 23. To see if the Town will vote to authorize the Select Board to fix the salaries of the officials appointed by them under provision of MRSA Title 30-A, Section 2601, subsection 1 & 2, or act thereon.

ARTICLE 24. To see if the Town will vote to authorize the Select Board to sell tax-acquired property, and to give quitclaim deeds thereof. Sales to other than the former record titleholder, his or her heirs, devisees or assigns shall be by the best means available to obtain the maximum price, and to expend such funds as the majority of the Select Board shall decide, except that the Select Board shall use the special sale process required by 36 MRSA 943-C for qualifying homestead property if sold to anyone other than the former owner(s).

ARTICLE 25. To see if the Town will vote to authorize the Tax Collector to accept prepayment of taxes not yet due or assessed and no interest to accrue or act thereon.

ARTICLE 26. To see if the Town, in accordance with 36 MRSA Section 505 (4), will vote that property taxes shall be delinquent if not paid by November 15, 2022 and May 15, 2023, and that interest at the rate of 4% per annum shall be charged on all delinquent property taxes, or act thereon. If the due date(s) fall on a Saturday, Sunday, or holiday, then the due date(s) will fall on the next business day, and interest will start the day after.

NOTE: The Select Board recommends due dates of November 15, 2022 and May 15, 2023, and interest due dates of November 16, 2022 and May 16, 2023 and interest at the rate of 4% per annum. Taxpayers' names will appear in the Town Report if taxes are not paid by the close of business on May 15, 2023.

SELECT BOARD RECOMMENDS	4%	4-0
BUDGET COMMITTEE RECOMMENDS		7-1

ARTICLE 27. To see if the Town, in accordance with 36 MRSA Section 506-A, will vote to set a rate of interest to be paid on the overpayment of abated taxes from the date of overpayment or act thereon (maximum 6% and minimum 2% per annum).

EXPLANATION: If taxes are paid and later abated, the Town of Union must refund the abated taxes and pay interest on them.

SELECT BOARD RECOMMENDS	2%	4-0
BUDGET COMMITTEE RECOMMENDS		8-0

ARTICLE 28. To see if the Town will vote to authorize the Select Board to use the proceeds of any payment on insurance claims, for damage occurring to Town property in the

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fiscal year 2022-2023, to be allocated to the municipal department whose goods or equipment were damaged, and appropriate any such insurance payment to repair or replace the damaged goods or equipment or act thereon.

- ARTICLE 29.** To see if the Town will vote to approve a Community Development Block Grant Application and/or a Quality Community Grant Application, and to submit same to the Department of Economic and Community Development or the Maine Department of Transportation, and if a grant is approved to authorize the Select Board to accept said grant funds and to expend grant funds for the purpose of the grant, and to make such assurances, assume such responsibilities, and exercise such authority as is necessary and reasonable to implement such a program or act thereon.
- ARTICLE 30.** To see if the Town will vote to authorize the Select Board to submit applications for grants, and if a grant is approved to authorize the Select Board to accept said grant funds and to expend grant funds for the purposes of the grant, and to make such assurances, assume such responsibilities, and exercise such authority as is necessary and reasonable to implement such a program or act thereon.
- ARTICLE 31.** To see if the Town will authorize the Select Board to disburse money received from the State Snowmobile Refund from the registration of snowmobiles to the Appleton Trail Makers, Inc. (Appleton) and the Hatchet Mountain Snowriders Snowmobile Club (Hope) – ½ to each club – for the purposes of maintaining their snowmobile trails in Union, to be open for the use of the public at all times while they are snow covered or act thereon.
- ARTICLE 32.** To see if the Town will vote to authorize the Select Board to assess the Town of Washington the sum of \$117,168.84, and the Town of Appleton the sum of \$104,772.56 for ambulance services for the fiscal year 2022-2023 or act thereon.
- ARTICLE 33.** To see if the Town will vote to allow the Union Ambulance Department and Union Fire Department to expend monies raised by them for equipment and other operational expenses or act thereon.
- ARTICLE 34.** To see if the Town will vote to authorize the Select Board to sell surplus Fire, Ambulance, Office, and Highway Department Equipment and appropriate the proceeds from the sale back to the respective departments' Equipment Reserve Account or act thereon.
- ARTICLE 35.** To see if the Town will vote to authorize the Select Board to sell or otherwise dispose of equipment and Town property with a value less than \$8,000.00 per item after appraisal for fiscal year 2022-2023 or act thereon.
- ARTICLE 36.** To see if the Town will vote to take the following amounts from income and interest earned on the respective scholarship accounts to fund a scholarship(s) to be awarded in the year 2022-2023 or act thereon:

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A. Robert H. & Eleanor S. Heald Fund	\$26,348.80
B. William L. Pullen Fund*	\$20,993.85
C. Raymond Thurston & Belle Thurston Kinniston Fund	\$ 1,000.00
D. Frank & Gertrude Rowe	\$ 354.24
E. Gilbert Doughty Memorial	\$ 286.14
F. Union Alumni Scholarship	<u>\$ 355.38</u>
TOTAL	\$49,338.41

SELECT BOARD RECOMMENDS

4-0

***This is a non-binding vote as the William L. Pullen Fund is under the exclusive authority of the Select Board and Pullen Trustees according to the will.**

ARTICLE 37. To see if the Town will vote to permanently increase the property tax levy limit established for the Town of Union by State Law in the event that the municipal budget approved under the preceding articles will result in a tax commitment that is greater than that property tax levy limit.

GIVEN UNDER OUR HANDS THIS 17th DAY OF MAY, A.D. 2022

s/Adam C. Fuller, Chair

s/Joshua B. White, Vice-Chair

s/William J. Lombardi

s/Martha L. Johnston-Nash

UNION SELECT BOARD

A True Copy Attest:

Stacey M. Y. Parra, Town Clerk

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RESIDENT'S RETURN

**COUNTY OF KNOX
STATE OF MAINE, ss.**

By virtue of the within Warrant to me directed, I have notified and warned the inhabitants of the Town of Union, qualified to vote in Town affairs to assemble at the time and place and for the purpose within named, by posting this Warrant at the following public and conspicuous places within the Town including the Town Office, 567 Common Road; Common Market, 40 Burkett Road; Four Corner Variety, 1718 Heald Highway; and Mic Mac Market, 994 Heald Highway; on the _____ day of June, A.D. 2022, the same being at least seven days prior to the within named meeting.

Attest: _____
Gregory Grotton, Resident